

MINUTES OF THE CITY OF LAS VEGAS HOUSING AUTHORITY MEETING HELD ON WEDNESDAY OCTOBER 21, 2015 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS.

CHAIRMAN: Alfonso E. Ortiz, Jr.

COMMISSIONERS: David Romero
Joey Herrera
Vince Howell
Tonita Gurule-Giron
Ember Davis

ALSO PRESENT: Pamela Marrujo, Housing Director
Maire Lopez, Deputy City Clerk
Dave Romero, City Attorney
Elmer Martinez, City Manager

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

Chairman Ortiz Jr. asked for a moment of silence. We should be thankful every day of our lives especially when rain comes to us when we are in dire need. Reflect on thoughts of how fortunate we are to live in this community and to have the things that we do have.

APPROVAL OF AGENDA

Housing Director recommended adding a presentation by the Samaritan House to present their quarterly report.

Commissioner Joey Herrera made a motion to approve the agenda with the addition of the presentation from the Samaritan House. Commissioner Vince Howell seconded the motion.

Chairman Ortiz Jr. asked for a roll call. Roll call was taken and reflected the following.

Commissioner David Romero	Yes
Commissioner Ember Davis	Yes
Commissioner Tonita Gurule-Giron	Yes
Commissioner Joey Herrera	Yes
Commissioner Vince Howell	Yes

Maire Lopez re-read the motion and advised the motion carried.

APPROVAL OF MINUTES

Maire Lopez explained that when the Clerk's office was scanning and making packets, page 5 of the minutes appears to have gotten stuck so that page was not included in the packet that was

distributed. We did provide a paper copy at your computer and when we were made aware, we updated the agenda packet and sent the new agenda with the missing page to the commissioners. We do apologize for the error and for not catching it sooner.

Commissioner Joey Herrera made a motion to approve the minutes of September 23, 2015. Commissioner David Romero seconded the motion.

Chairman Ortiz Jr. asked for a roll call. Roll call was taken and reflected the following.

Commissioner Vince Howell	Yes
Commissioner Joey Herrera	Yes
Commissioner David Romero	Yes
Commissioner Ember Davis	Yes
Commissioner Tonita Gurule-Giron	Yes

Maire Lopez re-read the motion and advised the motion carried.

PUBLIC INPUT

None at this time.

PRESENTATION

Finance Director Gallegos discussed the Housing Financial report. The Commission was presented with the HA revenue report as of September 2015. Finance Director Gallegos stated the HA should be at 25% of their revenue, and is currently at 32%. On the expenditures side, the HA has expended 22% of the budget. Ms. Gallegos explained that they did 100% of the transfer of the monies from the Homeownership fund to the operating fund to close out that fund at the request of HUD.

The Samaritan House's Cory and Arline presented the quarterly report. Cory reported that the Samaritan House was able to provide 724 meals to 63 clients, 30 of which were new clients. Hotel Vouchers were provided to 13 people, 6 adults and 7 children for 18 bed nights. Clothing was provided to 77 people, 50 adults, 27 children. 854 Food bags were provided to 359 households. Permanent housing was provided to 4 people, 3 adults and 1 child with 28 hours of case management. Arline thanked the City for the money they provide to Samaritan House. Cory reported that he saw the process of housing a client, and he was there the day the client was handed keys to his new home. The client's face lit up. Cory was happy to be a part of that process. Mr. Chair ensued discussion. Commissioner Howell asked if the shelter had opened. Arline confirmed that it had been opened early due to the cold weather.

HOUSING DIRECTORS MONTHLY REPORT

Housing Director Marrujo shared with the Commission that the last year and a half the Housing Authority has been busy with projects. The remodel project that added 12 new units to our rent roll, the Window Project was a success. Director Marrujo stated that a few final touches on the Sagebrush site would be completed this week. Director Marrujo reported that the Housing Authority would be moving on to the next project which is a project from the Annual Plan. The plan discusses demolishing five units through a De minimus exception to demolition project. The units boarded up in the Cholla/Yucca/Sandoval area are the units being recommended.

HUD allows for 5 units to be demolished in a 5 year period. Director Marrujo stated that ultimately, this will come back to the Commission for action in the future. The Housing Authority is at the beginning stages of the project and the progress will be reported back to the Commission as the process moves forward. It was reported that the Housing Authority has 18 boarded up units and that is after the 12 units were remodeled. The boarded up units do count against our occupancy rate. Eliminating an additional 5 units will improve our occupancy rate by an additional 2%. Director Marrujo stated that although 2% does not sound like much, it is huge when it comes to funding from the federal government.

Director Marrujo passed out the PHAS score sheet showing the Housing Authority's results from the REAC Inspection. Housing Authorities get scored on a number of areas. The REAC inspector was inspecting our physical sites a few months ago. That score is comprised within this overall score. The Housing Authority was designated as a Standard Performer. The Housing Authority scored 83 out of 100. The goal is to become a High Performer in the future.

Director Marrujo also passed out the Income Limits Summary as requested at the last commission meeting. It shows the thresholds of income for public housing. You have the number of people in the family, and follow the "low income limit" to see the amount a family can make to become eligible. This is just a reference guide that commissioners can refer to if community members ask. The community is always welcome to call our office for the information as well.

The last item Director Marrujo shared was a Quick Reference Guide on the Public Housing Basics from Lead the Way Commissioner Training. Director Marrujo plans to provide a Quick Reference from Lead The Way on new topics each meeting.

Commissioner Tonita Gurule-Giron asked if the Housing Authority had 5 or 6 bedroom units. Director Marrujo informed her that the biggest bedroom size is a 5 bedroom unit. Commissioner Gurule-Giron confirmed that there are 18 units still boarded up. Director Marrujo confirmed that, stating that there might be 18 units but only 9 buildings because majority of the units are duplexes. Commissioner Gurule-Giron asked which units would be demolished. Director Marrujo stated that an assessment would be made, based on the units that are boarded up and are beyond repair. Commissioner Gurule-Giron asked where the units will be. Director Marrujo stated that they are in the Cholla, Yucca, Sandoval Area. Commissioner Gurule-Giron asked what our anticipated plans for the areas once a unit has been demolished. Director Marrujo stated that there are a number of options for the sites. Options like, community garden, playground, etc. That decision will be part of the process when we have Public Input Meetings where we can get input on what the public wants in those areas. Commissioner Gurule-Giron asked if we planned to rebuild in those spots, Director Marrujo advised that at this time there were not plans to rebuild in those areas. Commissioner Gurule-Giron asked how it was going to impact the Housing within the Community overall. Director Marrujo stated that it will impact the Housing Authority by eliminating some boarded up units that are currently counting against us, to improve our occupancy rate. The plans for the remaining boarded up units are to remodel them like we did the other 12, once the Housing Authority can accumulate some money. Commissioner Gurule-Giron asked what the housing needs were locally and how demolishing the units was going to impact the low income. Director Marrujo stated that the Public Housing waiting list is about 35 per bedroom size with

the exception of the bigger units, so overall about 100 people are on our waiting list. As for the demolishing of the 5 units, it will not impact the need because currently the Housing Authority does not have the funds to rehab the units so they will stay there counting against us. If we however, demolish, it will help our occupancy rate, therefore improve our funding. Director Marrujo stated that demolished units will not impact the need for housing. Commissioner Gurule-Giron asked Director Marrujo if they had gone through the citizen participation process to let the people know what is happening. Director Marrujo stated that as mentioned before, the Housing Authority is at the beginning stages of the process and that is part of the requirement and that would be done. Commissioner Gurule-Giron asked how many meetings were planned. Director Marrujo stated that 2-3 would be held.

Commissioner Vince Howell asked if there was a plan in place to improve the standard performer designation. Director Marrujo stated that there are four designations, high performer, standard performer, substandard performer and troubled. She stated that the Housing Authority has shown improvement as they are a step up from last year's designation of Substandard Performer and there are plans in place to move forward to achieve High Performer. Director Marrujo stated there are areas that the Housing Authority can improve on our Physical site, for example, when REAC is inspecting and a soffit has chipped paint, points are counted against us. There are different areas that we can work on to improve our future scores. Commissioner Howell asked if demolishing the units will help our score. Director Marrujo stated that it will affect our overall score, especially the Occupancy.

Commissioner Joey Herrera stated that Lead the Way is part of the HUD Exchange. He asked if all of the Commissioners had had a chance to sign into it. Director Marrujo stated that she did give all of the commissioners a step by step guide on how to register for Lead the Way at the last meeting. Commissioner Herrera asked if it counted with HUD if all of our commissioners were registered. Director Marrujo stated she was unaware if it counted toward anything but that it would really help and that it was beneficial for the commissioners. Commissioner Herrera asked if I receive a report showing what level of commissioners are registered. Director Marrujo stated that she did not receive reports on who is registered however it could be requested. Commissioner Herrera stated that he would submit his information to Ms. Marrujo as he was already 100% through the training.

COMMISSIONERS REPORT

Commissioner Gurule-Giron stated that she had no questions but that an 83 B rating was good but she was sure we could do better.

Commissioner Howell apologized for not making it to the Commissioner training but would be at the next meeting and was looking forward to getting back in action. Director Marrujo welcomed Commissioner Howell back.

Mr. Chairman Ortiz asked Director Marrujo to keep reminding Commission of the importance of certain things because I want to make sure we are as close to assisting you in any way possible. Mr. Chair stated that just by the responses to the questions, I feel very comfortable with the things that are taking place and of course whatever good things you share with us reflect on the employees that you have, so Thank you.

Commissioner Gurule-Giron stated for the record that she did advise Ms. Marrujo that she could not make it on certain days and that Ms. Marrujo gave her options. She stated she did tell Director Marujo what days she could make it, but it was scheduled on the day she could not make it. She stated that's why she didn't make it.

Commissioner Joey Herrera stated that he wanted to stress the importance of the HUD exchange, not so much for our credentials towards HUD but for our own personal knowledge. If you really get into depth, you will find a lot on ethics, on the needs assessments, technical assistance, as well as training and things that are available. So if you find some spare time, I know its hard to find now days, but I encourage the commissioners to get on HUD Exchange and register on Lead the Way. The information that is there is valuable. It opens up the door to more ideas, gives us a better direction on what everybody else is doing and possibly something we may want to encourage in our local PHA.

EXECUTIVE SESSION/CLOSED SESSION

No need for executive session.

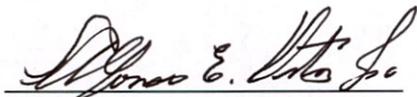
ADJOURN

Commissioner Tonita Gurule-Giron made a motion to adjourn the meeting. Commissioner Vince Howell seconded the motion.

Chairman Ortiz Jr. asked for a roll call. Roll call was taken and reflected the following.

Commissioner Ember Davis	Yes
Commissioner David Romero	Yes
Commissioner Joey Herrera	Yes
Commissioner Vince Howell	Yes
Commissioner Tonita Gurule-Giron	Yes

Maire Lopez re-read the motion and advised the motion carried.



Chairman Alfonso E. Ortiz Jr.

ATTEST


Casandra Fresquez, City Clerk